

HOUSING NOW TABLES

Calgary CMA

Date Released: November 2017



Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the **Housing Now** report has become the **Housing Now Tables** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the **Housing Market Insight**. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The **Housing Market Insight** will be released shortly.

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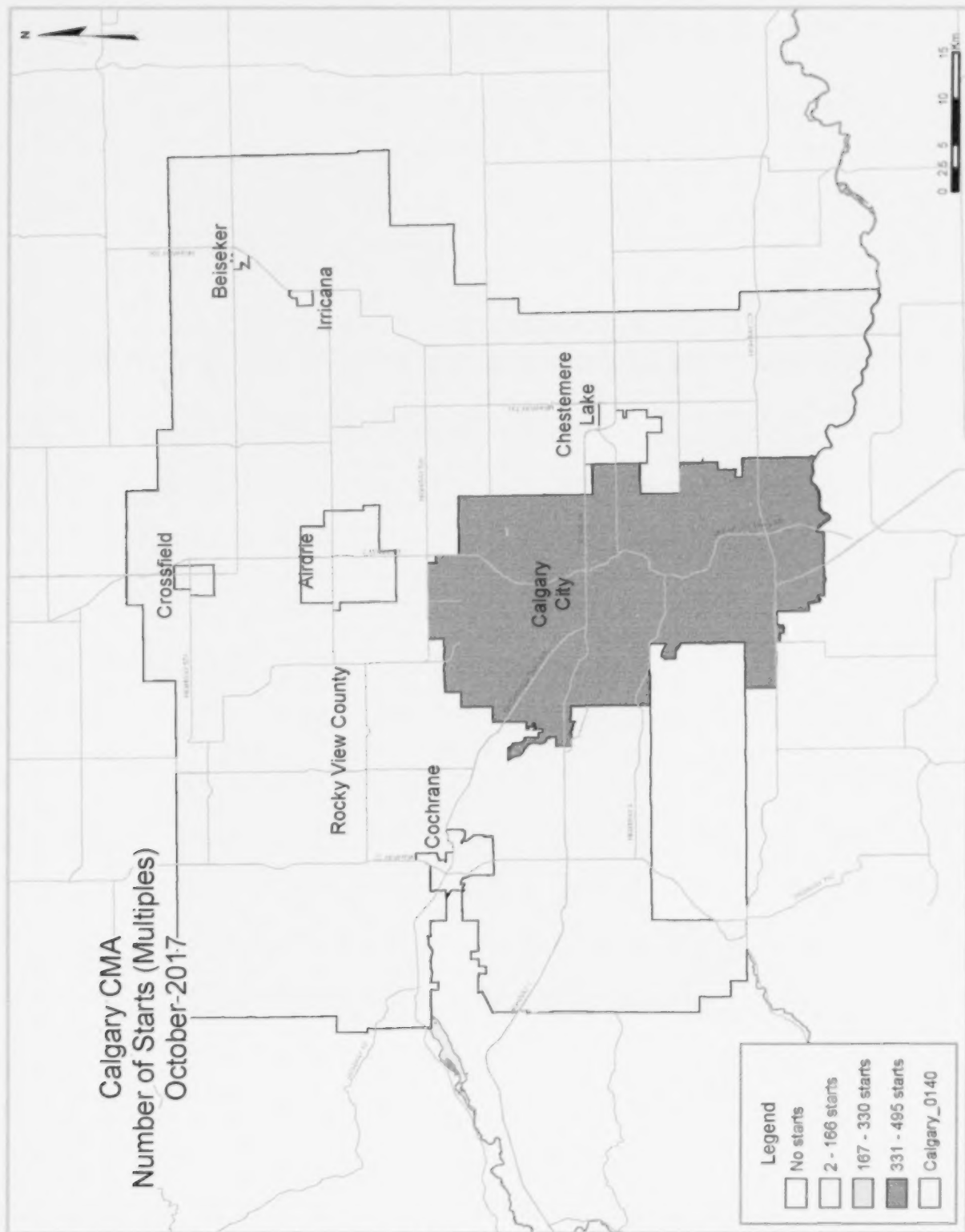
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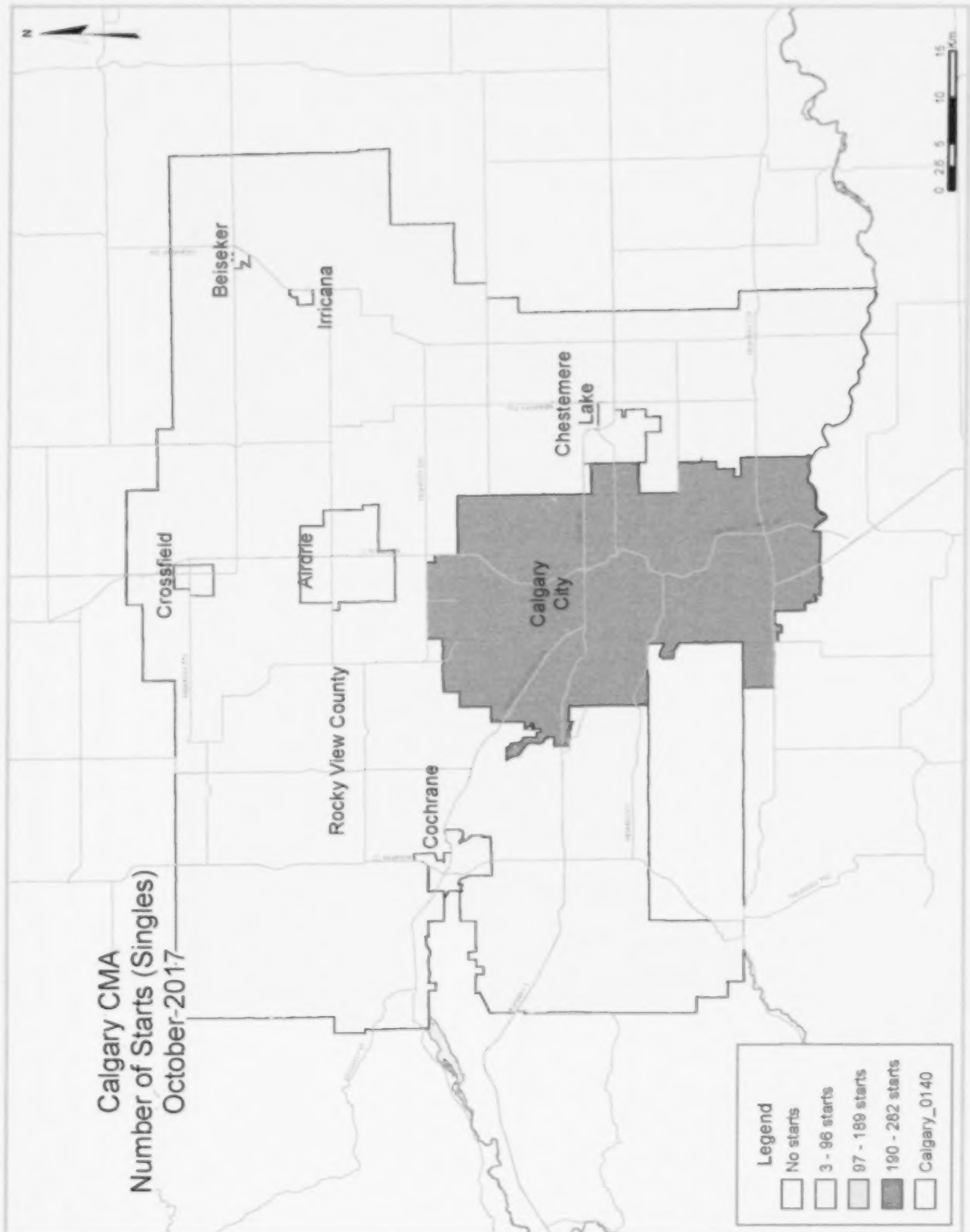
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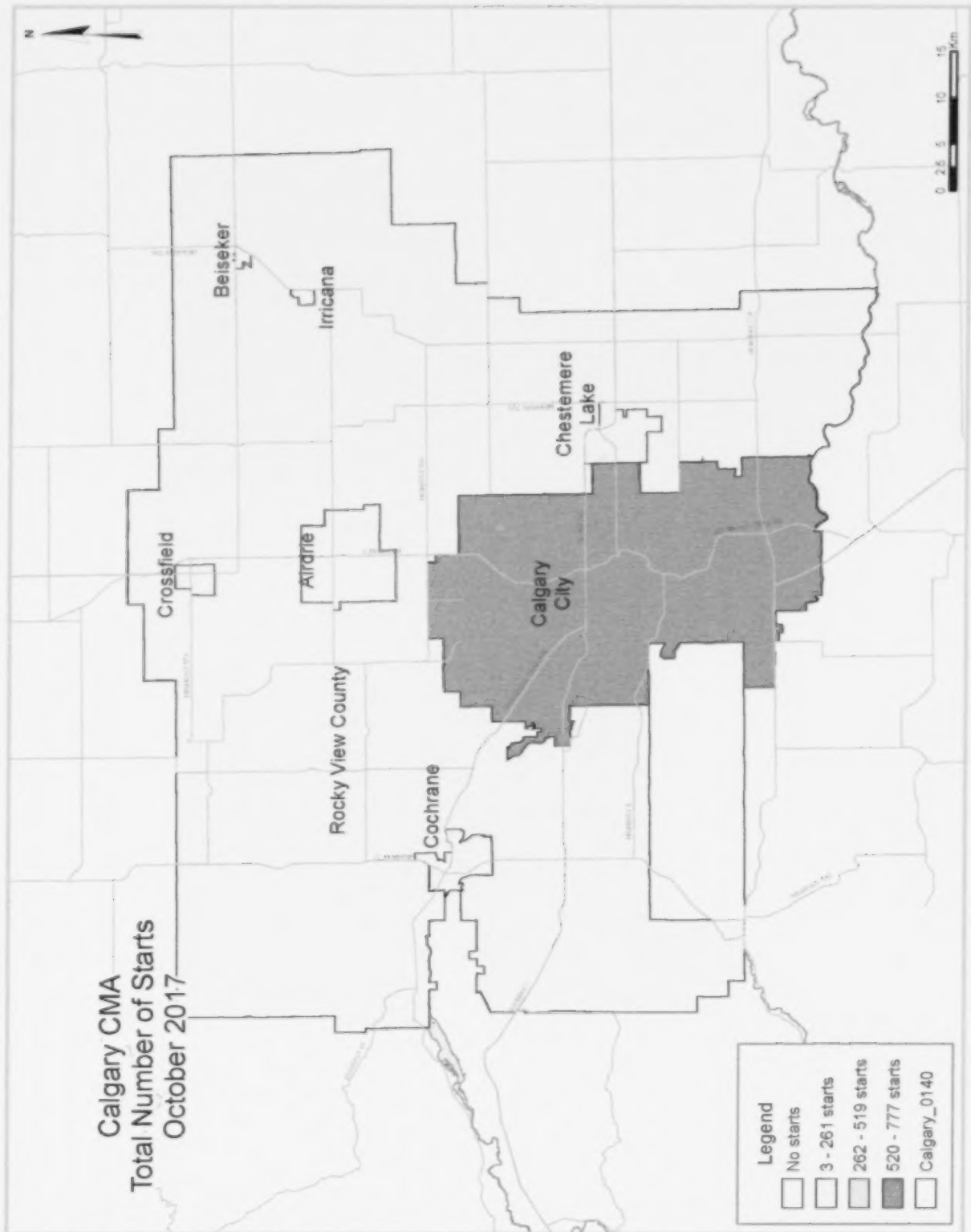
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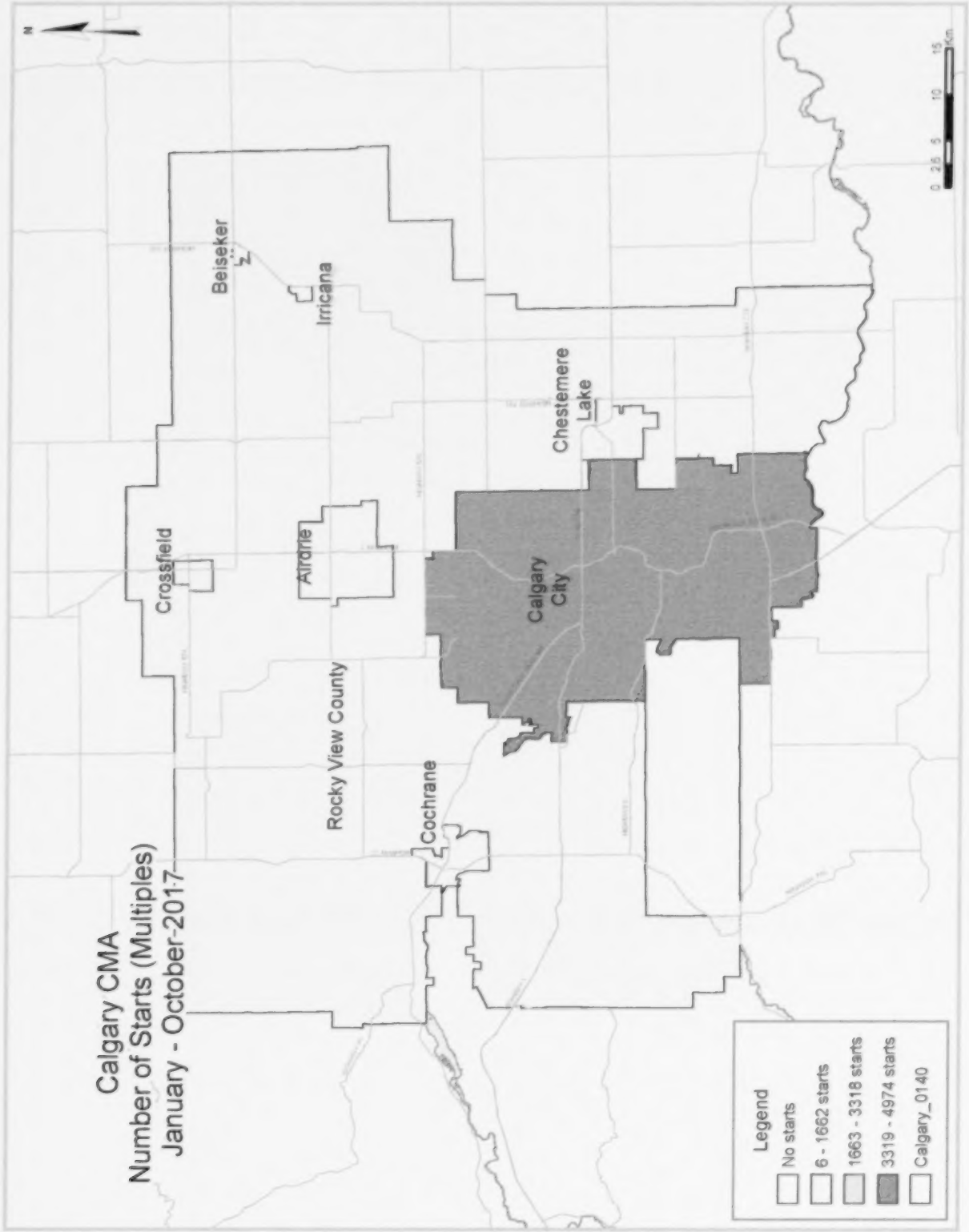
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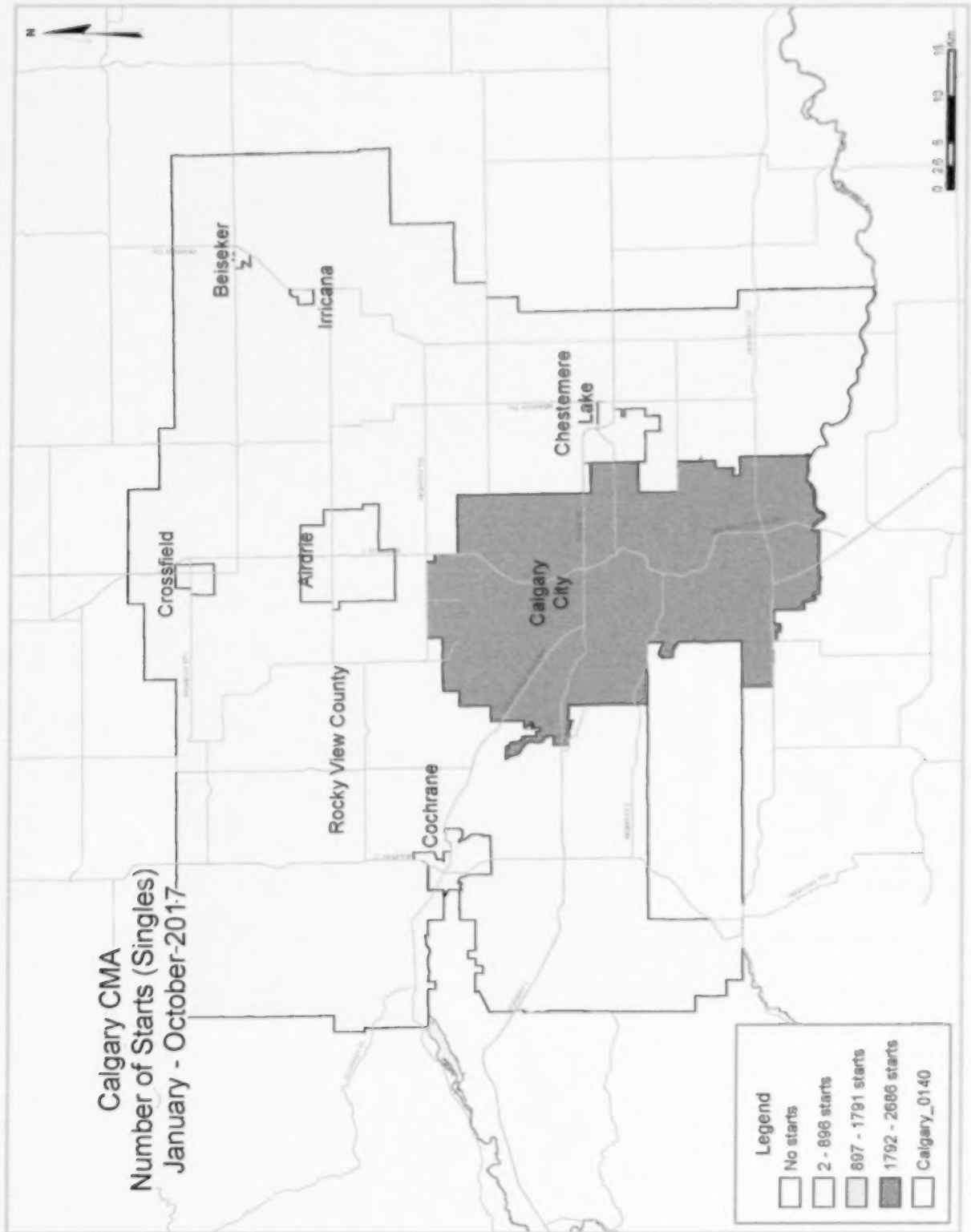
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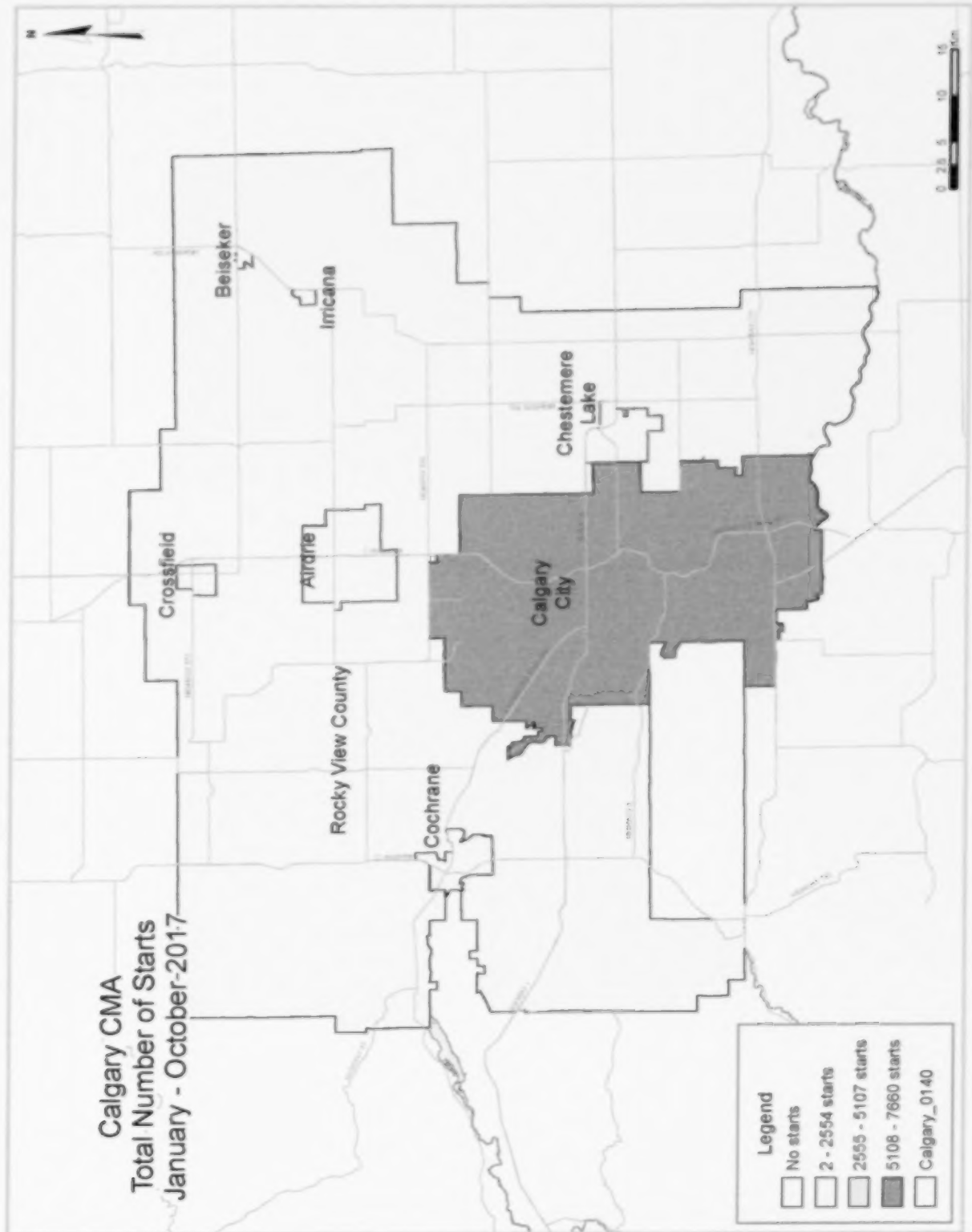












HOUSING NOW REPORT TABLES

Available in ALL reports:

- 1 Housing Starts (SAAR and Trend)
- 1.1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

- 1.2 Housing Activity Summary by Submarket
- 1.3 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 2.4 Starts by Submarket and by Intended Market – Current Month or Quarter
- 2.5 Starts by Submarket and by Intended Market – Year-to-Date
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- 4.1 Average Price (\$) of Absorbed Single-Detached Units
- 5 MLS® Residential Activity
- 6 Economic Indicators

SYMBOLS

- n/a Not applicable
- * Totals may not add up due to co-operatives and unknown market types
- ** Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend)
October 2017

Calgary CMA¹	September 2017	October 2017
Trend ²	12,356	12,063
SAAR	10,313	11,306
	October 2016	October 2017
Actual		
October - Single-Detached	334	385
October - Multiples	293	568
October - Total	627	953
January to October - Single-Detached	2,849	3,684
January to October - Multiples	4,676	5,663
January to October - Total	7,525	9,347

Source: CPBHC

¹ Census Metropolitan Area

² The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Calgary CMA
October 2017

	Ownership						Rental		Total ^a
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
October 2017	385	104	21	0	71	372	0	0	953
October 2016	334	106	26	0	85	76	0	0	627
% Change	15.3	-1.9	-19.2	n/a	-16.5	∞	n/a	n/a	52.0
Year-to-date 2017	3,684	1,108	672	0	622	2,545	40	676	9,347
Year-to-date 2016	2,849	742	285	0	495	2,800	0	154	7,525
% Change	29.3	49.3	135.8	n/a	-10.5	-9.1	n/a	∞	24.2
UNDER CONSTRUCTION									
October 2017	2,889	888	620	0	603	5,049	40	977	11,066
October 2016	2,288	684	262	1	817	4,442	17	1,706	10,217
% Change	26.3	29.8	136.6	-100.0	-26.2	13.7	135.3	-42.7	8.3
COMPLETIONS									
October 2017	144	72	34	0	92	113	9	0	464
October 2016	198	92	31	0	129	815	16	53	1,334
% Change	-27.3	-21.7	9.7	n/a	-28.7	-86.1	-43.8	-100.0	-65.2
Year-to-date 2017	2,994	876	362	1	692	2,173	33	984	8,115
Year-to-date 2016	2,915	778	234	1	1,085	4,002	67	1,975	11,057
% Change	2.7	12.6	54.7	0.0	-36.2	-45.7	-50.7	-50.2	-26.6
COMPLETED & NOT ABSORBED									
October 2017	409	154	34	0	133	1,107	n/a	n/a	1,839
October 2016	349	113	21	0	178	813	n/a	n/a	1,474
% Change	17.2	38.1	61.9	n/a	-25.3	36.2	n/a	n/a	24.8
ABSORBED									
October 2017	149	66	31	0	86	63	n/a	n/a	395
October 2016	202	89	29	0	85	633	n/a	n/a	1,038
% Change	-26.2	-25.8	6.9	n/a	1.2	-90.0	n/a	n/a	-134.1
Year-to-date 2017	2,966	867	299	1	710	1,835	n/a	n/a	6,678
Year-to-date 2016	2,924	787	210	1	977	3,354	n/a	n/a	8,253
% Change	1.4	10.2	42.4	0.0	-27.3	-45.3	n/a	n/a	-19.1

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2017

	Ownership						Rental		Total ¹⁾
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Calgary City									
October 2017	282	86	11	0	59	339	0	0	777
October 2016	241	80	15	0	73	76	0	0	485
Airdrie									
October 2017	49	2	0	0	6	0	0	0	57
October 2016	37	16	0	0	10	0	0	0	63
Beaumont									
October 2017	0	0	0	0	0	0	0	0	0
October 2016	0	0	0	0	0	0	0	0	0
Chestermore Lake									
October 2017	3	0	0	0	0	0	0	0	3
October 2016	8	4	0	0	0	0	0	0	12
Cochrane									
October 2017	29	10	10	0	6	33	0	0	88
October 2016	16	4	11	0	2	0	0	0	33
Crossfield									
October 2017	5	4	0	0	0	0	0	0	9
October 2016	0	0	0	0	0	0	0	0	0
Erkiciana									
October 2017	0	0	0	0	0	0	0	0	0
October 2016	0	0	0	0	0	0	0	0	0
Rocky View County									
October 2017	17	2	0	0	0	0	0	0	19
October 2016	32	2	0	0	0	0	0	0	34
First Nations									
October 2017	0	0	0	0	0	0	0	0	0
October 2016	0	0	0	0	0	0	0	0	0
Calgary CMA									
October 2017	385	104	21	0	71	372	0	0	953
October 2016	334	106	26	0	85	76	0	0	627

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2017

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
UNDER CONSTRUCTION									
Calgary City									
October 2017	2,172	716	498	0	405	4,957	12	890	9,650
October 2016	1,628	484	168	1	439	4,334	17	1,642	8,713
Airdrie									
October 2017	290	68	66	0	74	32	28	0	558
October 2016	262	108	75	0	163	108	0	64	780
Beiseker									
October 2017	0	0	0	0	0	0	0	0	0
October 2016	0	0	0	0	0	0	0	0	0
Chestermore Lake									
October 2017	76	10	0	0	0	0	0	0	86
October 2016	51	4	0	0	70	0	0	0	125
Cochrane									
October 2017	137	74	56	0	124	60	0	87	538
October 2016	124	66	15	0	145	0	0	0	350
Crossfield									
October 2017	38	6	0	0	0	0	0	0	44
October 2016	30	4	4	0	0	0	0	0	38
Irricana									
October 2017	2	0	0	0	0	0	0	0	2
October 2016	0	2	0	0	0	0	0	0	2
Rocky View County									
October 2017	174	14	0	0	0	0	0	0	188
October 2016	193	16	0	0	0	0	0	0	209
First Nations									
October 2017	0	0	0	0	0	0	0	0	0
October 2016	0	0	0	0	0	0	0	0	0
Calgary CMA									
October 2017	2,889	888	620	0	603	5,049	40	977	11,066
October 2016	2,288	684	262	1	817	4,442	17	1,706	10,217

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2017

	Ownership						Rental		Total ^a
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETIONS									
Calgary City									
October 2017	68	52	34	0	80	113	0	0	347
October 2016	145	78	31	0	125	815	16	53	1,263
Airdrie									
October 2017	29	8	0	0	12	0	9	0	58
October 2016	15	6	0	0	4	0	0	0	25
Beiseker									
October 2017	0	0	0	0	0	0	0	0	0
October 2016	2	0	0	0	0	0	0	0	2
Chestermere Lake									
October 2017	9	2	0	0	0	0	0	0	11
October 2016	3	0	0	0	0	0	0	0	3
Cochrane									
October 2017	20	6	0	0	0	0	0	0	26
October 2016	20	8	0	0	0	0	0	0	28
Crossfield									
October 2017	10	0	0	0	0	0	0	0	10
October 2016	0	0	0	0	0	0	0	0	0
Irricana									
October 2017	0	0	0	0	0	0	0	0	0
October 2016	0	0	0	0	0	0	0	0	0
Rocky View County									
October 2017	8	4	0	0	0	0	0	0	12
October 2016	13	0	0	0	0	0	0	0	13
First Nations									
October 2017	0	0	0	0	0	0	0	0	0
October 2016	0	0	0	0	0	0	0	0	0
Calgary CMA									
October 2017	144	72	34	0	92	113	9	0	464
October 2016	198	92	31	0	129	815	16	53	1,334

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2017

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
Calgary City									
October 2017	275	130	22	0	111	1,093	n/a	n/a	1,631
October 2016	249	90	20	0	131	809	n/a	n/a	1,299
Airdrie									
October 2017	39	10	7	0	10	10	n/a	n/a	76
October 2016	33	14	1	0	32	0	n/a	n/a	80
Beiseker									
October 2017	0	0	0	0	0	0	n/a	n/a	0
October 2016	0	0	0	0	0	0	n/a	n/a	0
Chestermere Lake									
October 2017	13	3	0	0	0	0	n/a	n/a	16
October 2016	13	1	0	0	5	0	n/a	n/a	19
Cochrane									
October 2017	33	9	5	0	12	4	n/a	n/a	63
October 2016	26	8	0	0	10	4	n/a	n/a	48
Crossfield									
October 2017	18	0	0	0	0	0	n/a	n/a	18
October 2016	7	0	0	0	0	0	n/a	n/a	7
Irricana									
October 2017	0	2	0	0	0	0	n/a	n/a	2
October 2016	0	0	0	0	0	0	n/a	n/a	0
Rocky View County									
October 2017	31	2	0	0	0	0	n/a	n/a	33
October 2016	21	0	0	0	0	0	n/a	n/a	21
First Nations									
October 2017	0	0	0	0	0	0	n/a	n/a	0
October 2016	0	0	0	0	0	0	n/a	n/a	0
Calgary CMA									
October 2017	409	156	34	0	133	1,107	n/a	n/a	1,839
October 2016	349	113	21	0	178	813	n/a	n/a	1,474

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2017

	Ownership						Rental		Total ⁽¹⁾
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
ABSORBED									
Calgary City									
October 2017	78	44	23	0	69	63	n/a	n/a	277
October 2016	148	73	29	0	78	633	n/a	n/a	961
Airdrie									
October 2017	32	11	6	0	13	0	n/a	n/a	62
October 2016	15	8	0	0	7	0	n/a	n/a	30
Beiseker									
October 2017	0	0	0	0	0	0	n/a	n/a	0
October 2016	2	0	0	0	0	0	n/a	n/a	2
Chestermere Lake									
October 2017	8	4	0	0	0	0	n/a	n/a	12
October 2016	3	0	0	0	0	0	n/a	n/a	3
Cochrane									
October 2017	17	3	2	0	4	0	n/a	n/a	26
October 2016	21	8	0	0	0	0	n/a	n/a	29
Crossfield									
October 2017	5	0	0	0	0	0	n/a	n/a	5
October 2016	0	0	0	0	0	0	n/a	n/a	0
Irricana									
October 2017	0	0	0	0	0	0	n/a	n/a	0
October 2016	0	0	0	0	0	0	n/a	n/a	0
Rocky View County									
October 2017	9	4	0	0	0	0	n/a	n/a	13
October 2016	13	0	0	0	0	0	n/a	n/a	13
First Nations									
October 2017	0	0	0	0	0	0	n/a	n/a	0
October 2016	0	0	0	0	0	0	n/a	n/a	0
Calgary CMA									
October 2017	149	66	31	0	86	63	n/a	n/a	395
October 2016	202	89	29	0	85	633	n/a	n/a	1,038

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Calgary CMA
2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2016	3,489	942	358	0	751	3,543	8	154	9,245
% Change	-15.6	-9.1	-0.8	-100.0	-56.9	-21.4	-52.9	-87.5	-29.1
2015	4,135	1,036	361	2	1,741	4,510	17	1,231	13,033
% Change	-36.3	-27.8	***	n/a	-26.0	-25.8	n/a	87.9	-23.9
2014	6,494	1,434	117	0	2,352	6,079	0	655	17,131
% Change	1.6	9.1	***	-100.0	25.9	122.2	n/a	174.1	36.1
2013	6,390	1,314	25	12	1,868	2,736	0	239	12,584
% Change	7.2	18.4	-43.2	n/a	7.9	-18.6	n/a	-62.3	-2.0
2012	5,961	1,110	44	0	1,732	3,360	0	634	12,841
% Change	17.3	21.7	***	n/a	46.0	78.2	n/a	188.2	38.2
2011	5,084	912	4	0	1,186	1,886	0	220	9,292
% Change	-12.1	0.4	-87.5	n/a	-0.4	77.4	n/a	-23.1	0.3
2010	5,782	908	32	0	1,191	1,063	0	286	9,262
% Change	21.1	25.4	-44.8	n/a	***	177.5	-100.0	***	46.6
2009	4,775	724	58	0	363	383	10	5	6,318
% Change	8.8	8.1	***	n/a	-45.5	-92.8	n/a	-98.6	-44.8
2008	4,387	670	12	0	666	5,335	0	368	11,438
% Change	-43.6	-29.6	-66.7	-100.0	-51.7	59.7	n/a	***	-15.3
2007	7,776	952	36	1	1,380	3,340	0	20	13,505

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type**October 2017**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2017	Oct 2016	Oct 2017	Oct 2016	Oct 2017	Oct 2016	Oct 2017	Oct 2016	Oct 2017	Oct 2016	% Change
Calgary City	282	241	86	80	70	88	339	76	777	485	60.2
Airdrie	49	37	2	16	6	10	0	0	57	63	-9.5
Beiseker	0	0	0	0	0	0	0	0	0	0	n/a
Chestermere Lake	3	8	0	4	0	0	0	0	3	12	-75.0
Cochrane	29	16	10	6	16	11	33	0	88	33	166.7
Crossfield	5	0	4	0	0	0	0	0	9	0	n/a
Irricana	0	0	0	0	0	0	0	0	0	0	n/a
Rocky View County	17	32	2	2	0	0	0	0	19	34	-44.1
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	385	334	104	108	92	109	372	76	953	627	52.0

Table 2.1: Starts by Submarket and by Dwelling Type**January - October 2017**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Calgary City	2,686	2,048	860	518	1,041	630	3,073	2,878	7,660	6,074	26.1
Airdrie	440	349	122	130	150	224	12	80	724	783	-7.5
Beiseker	0	1	0	0	0	0	0	0	0	1	-100.0
Chestermere Lake	95	67	12	4	0	76	0	0	107	147	-27.2
Cochrane	232	195	108	78	131	36	136	0	607	309	96.4
Crossfield	71	39	6	6	0	0	0	0	77	45	71.1
Irricana	2	0	0	2	0	0	0	0	2	2	0.0
Rocky View County	158	150	12	14	0	0	0	0	170	164	3.7
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	3,684	2,849	1,120	752	1,322	966	3,221	2,958	9,347	7,525	24.2

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
October 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2017	Oct 2016	Oct 2017	Oct 2016	Oct 2017	Oct 2016	Oct 2017	Oct 2016
Calgary City	70	88	0	0	339	76	0	0
Airdrie	6	10	0	0	0	0	0	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	0	0	0	0	0	0	0	0
Cochrane	16	11	0	0	33	0	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	92	109	0	0	372	76	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - October 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Calgary City	1,029	630	12	0	2,484	2,724	589	154
Airdrie	122	224	28	0	12	80	0	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	0	76	0	0	0	0	0	0
Cochrane	131	36	0	0	49	0	87	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	1,282	966	40	0	2,545	2,804	676	154

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
October 2017

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2017	Oct 2016	Oct 2017	Oct 2016	Oct 2017	Oct 2016	Oct 2017	Oct 2016
Calgary City	379	336	398	149	0	0	777	485
Airdrie	51	53	6	10	0	0	57	63
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	3	12	0	0	0	0	3	12
Cochrane	49	31	39	2	0	0	88	33
Crossfield	9	0	0	0	0	0	9	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	19	34	0	0	0	0	19	34
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	510	466	443	161	0	0	953	627

Table 2.5: Starts by Submarket and by Intended Market
January - October 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Calgary City	4,073	2,745	2,986	3,175	601	154	7,660	6,074
Airdrie	632	562	64	221	28	0	724	783
Beiseker	0	1	0	0	0	0	0	1
Chestermere Lake	107	71	0	76	0	0	107	147
Cochrane	403	286	117	23	87	0	607	309
Crossfield	77	45	0	0	0	0	77	45
Irricana	2	2	0	0	0	0	2	2
Rocky View County	170	164	0	0	0	0	170	164
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	5,464	3,876	3,167	3,495	716	154	9,347	7,525

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
October 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2017	Oct 2016	Oct 2017	Oct 2016	Oct 2017	Oct 2016	Oct 2017	Oct 2016	Oct 2017	Oct 2016	% Change
Calgary City	68	145	52	80	114	170	113	868	347	1,263	-72.5
Airdrie	29	15	8	6	21	4	0	0	58	25	132.0
Beiseker	0	2	0	0	0	0	0	0	0	2	-100.0
Chestermere Lake	9	3	2	0	0	0	0	0	11	3	***
Cochrane	20	20	6	8	0	0	0	0	26	28	-7.1
Crossfield	10	0	0	0	0	0	0	0	10	0	n/a
Irricana	0	0	0	0	0	0	0	0	0	0	n/a
Rocky View County	8	13	4	0	0	0	0	0	12	13	-7.7
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	144	198	72	94	135	174	113	868	464	1,334	-65.2

Table 3.1: Completions by Submarket and by Dwelling Type
January - October 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Calgary City	2,049	2,054	652	634	689	896	3,101	5,423	6,491	9,007	-27.9
Airdrie	419	370	130	68	220	281	56	478	825	1,197	-31.1
Beiseker	0	3	0	0	0	0	0	0	0	3	-100.0
Chestermere Lake	72	127	6	6	60	6	0	0	138	139	-0.7
Cochrane	219	197	84	82	94	172	5	80	402	531	-24.3
Crossfield	60	17	6	4	0	0	0	0	66	21	***
Irricana	0	2	2	0	0	0	0	0	2	2	0.0
Rocky View County	177	147	14	10	0	0	0	0	191	157	21.7
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	2,996	2,917	894	804	1,063	1,355	3,162	5,981	8,115	11,057	-26.6

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
October 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2017	Oct 2016	Oct 2017	Oct 2016	Oct 2017	Oct 2016	Oct 2017	Oct 2016
Calgary City	114	154	0	16	113	815	0	53
Airdrie	12	4	9	0	0	0	0	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	0	0	0	0	0	0	0	0
Cochrane	0	0	0	0	0	0	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	126	158	9	16	113	815	0	53

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - October 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Calgary City	677	868	12	28	2,117	3,685	984	1,738
Airdrie	202	281	18	0	56	241	0	237
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	60	6	0	0	0	0	0	0
Cochrane	94	136	0	36	5	80	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	1,033	1,291	30	64	2,178	4,006	984	1,975

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market**October 2017**

Submarket	Freehold		Condominium		Rental		Total ^a	
	Oct 2017	Oct 2016	Oct 2017	Oct 2016	Oct 2017	Oct 2016	Oct 2017	Oct 2016
Calgary City	154	254	193	940	0	69	347	1,263
Airdrie	37	21	12	4	9	0	58	25
Beiseker	0	2	0	0	0	0	0	2
Chestermere Lake	11	3	0	0	0	0	11	3
Cochrane	26	28	0	0	0	0	26	28
Crossfield	10	0	0	0	0	0	10	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	12	13	0	0	0	0	12	13
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	250	321	205	944	9	69	464	1,334

Table 3.5: Completions by Submarket and by Intended Market**January - October 2017**

Submarket	Freehold		Condominium		Rental		Total ^a	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Calgary City	2,873	2,808	2,619	4,430	999	1,769	6,491	9,007
Airdrie	660	524	147	436	18	237	825	1,197
Beiseker	0	3	0	0	0	0	0	3
Chestermere Lake	78	133	60	6	0	0	138	139
Cochrane	362	279	40	216	0	36	402	531
Crossfield	66	21	0	0	0	0	66	21
Irricana	2	2	0	0	0	0	2	2
Rocky View County	191	157	0	0	0	0	191	157
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	4,232	3,927	2,866	5,088	1,017	2,042	8,115	11,057

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range

October 2017

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$550,000		\$550,000 - \$649,999		\$650,000 - \$749,999		\$750,000 - \$849,999		\$850,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Calgary City													
October 2017	34	43.6	14	17.9	4	5.1	5	6.4	21	26.9	78	580,000	766,796
October 2016	52	35.1	41	27.7	10	6.8	5	3.4	40	27.0	148	592,500	801,496
Year-to-date 2017	807	39.4	550	26.8	223	10.9	100	4.9	370	18.0	2,050	580,000	697,291
Year-to-date 2016	861	41.9	503	24.5	186	9.1	94	4.6	410	20.0	2,054	570,000	739,308
Airdrie													
October 2017	23	71.9	7	21.9	1	3.1	1	3.1	0	0.0	32	535,000	532,268
October 2016	12	80.0	3	20.0	0	0.0	0	0.0	0	0.0	15	465,000	472,315
Year-to-date 2017	318	77.4	55	13.4	20	4.9	6	1.5	12	2.9	411	490,000	512,289
Year-to-date 2016	254	67.0	74	19.5	22	5.8	11	2.9	18	4.7	379	500,000	539,763
Beiseker													
October 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
October 2016	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	-	-
Chestermere Lake													
October 2017	0	0.0	2	25.0	1	12.5	3	37.5	2	25.0	8	-	746,319
October 2016	0	0.0	1	33.3	1	33.3	1	33.3	0	0.0	3	-	-
Year-to-date 2017	4	5.6	22	31.0	16	22.5	12	16.9	17	23.9	71	760,000	762,269
Year-to-date 2016	29	22.8	34	26.8	21	16.5	21	16.5	22	17.3	127	635,000	663,740
Cochrane													
October 2017	15	88.2	0	0.0	2	11.8	0	0.0	0	0.0	17	440,000	471,345
October 2016	20	95.2	0	0.0	0	0.0	1	4.8	0	0.0	21	440,000	439,110
Year-to-date 2017	174	82.1	19	9.0	10	4.7	5	2.4	4	1.9	212	455,000	481,179
Year-to-date 2016	165	82.5	13	6.5	6	3.0	10	5.0	6	3.0	200	450,000	489,548
Crossfield													
October 2017	5	100.0	0	0.0	0	0.0	0	0.0	0	0.0	5	-	408,040
October 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	52	100.0	0	0.0	0	0.0	0	0.0	0	0.0	52	327,500	385,010
Year-to-date 2016	8	80.0	2	20.0	0	0.0	0	0.0	0	0.0	10	-	-
Irricana													
October 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
October 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	-	-
Rocky View County													
October 2017	0	0.0	2	22.2	0	0.0	2	22.2	5	55.6	9	-	1,143,767
October 2016	7	53.8	1	7.7	0	0.0	0	0.0	5	38.5	13	-	692,292
Year-to-date 2017	27	18.1	12	8.1	9	6.0	27	18.1	74	49.7	149	850,000	1,005,313
Year-to-date 2016	29	19.9	14	9.6	7	4.8	8	5.5	88	60.3	146	987,500	1,074,274
First Nations													
October 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
October 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Calgary CMA													
October 2017	77	51.7	25	16.8	8	5.4	11	7.4	28	18.8	149	550,000	692,350
October 2016	93	46.0	46	22.8	11	5.4	7	3.5	45	22.3	202	557,500	725,607
Year-to-date 2017	1,382	46.9	658	22.3	278	9.4	150	5.1	477	16.2	2,945	560,000	667,162
Year-to-date 2016	1,351	46.3	640	21.9	242	8.3	144	4.9	544	18.6	2,921	560,000	708,853

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price (\$) of Absorbed Single-detached Units
October 2017

Submarket	Oct 2017	Oct 2016	% Change	YTD 2017	YTD 2016	% Change
Calgary City	766,796	801,496	-4.3	697,291	739,308	-5.7
Airdrie	532,268	472,315	12.7	512,289	539,763	-5.1
Beiseker	-	-	n/a	-	-	n/a
Chestermere Lake	746,319	-	n/a	762,269	663,740	14.8
Cochrane	471,345	439,110	7.3	481,179	489,548	-1.7
Crossfield	408,040	-	n/a	385,010	-	n/a
Irricana	-	-	n/a	-	-	n/a
Rocky View County	1,143,767	692,292	65.2	1,005,313	1,074,274	-6.4
First Nations	-	-	n/a	-	-	n/a
Calgary CMA	692,350	725,407	-4.6	667,162	708,853	-5.9

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS Residential Average Price for Calgary

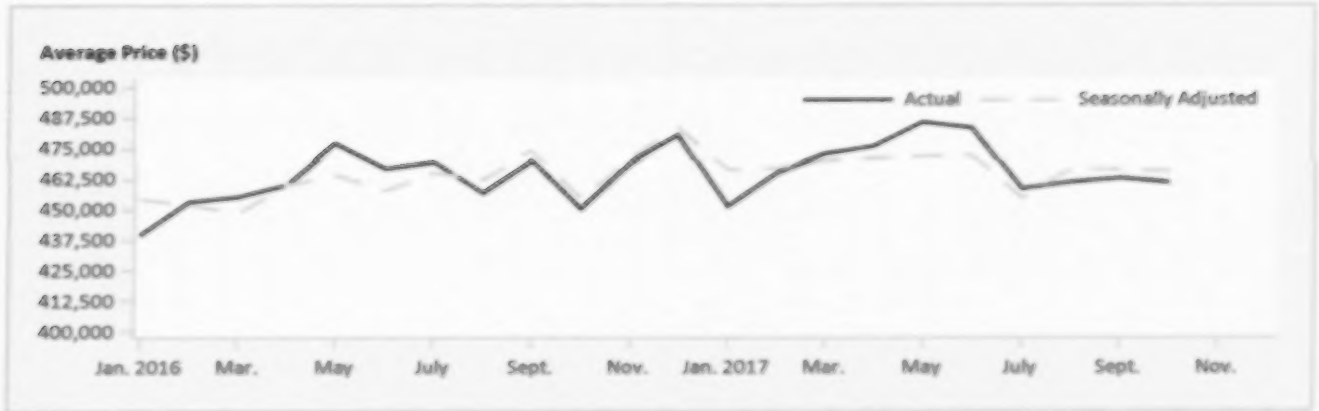


Figure 5.2: MLS Residential Sales for Calgary

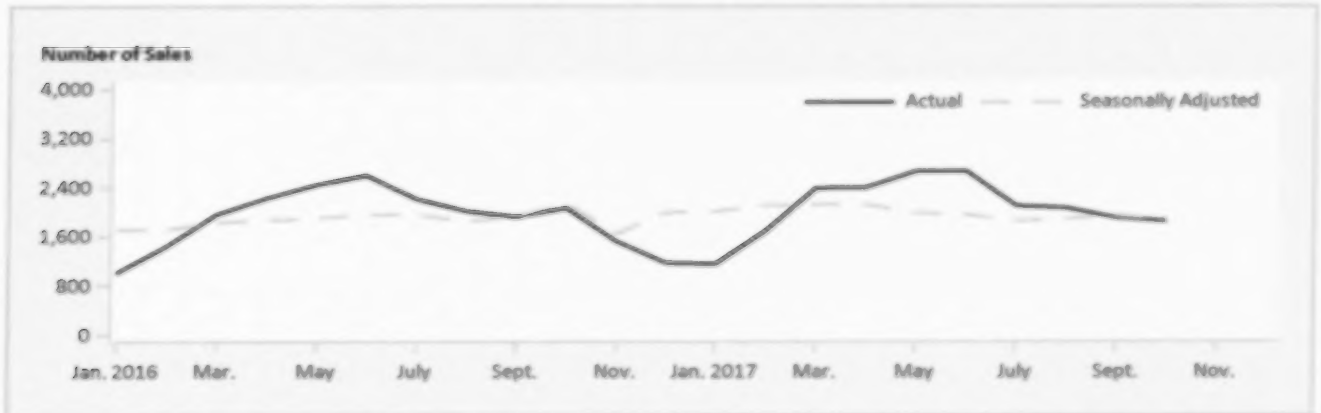


Figure 5.3: MLS Residential Sales-to-New Listings Ratio for Calgary



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Table 6: Economic Indicators

October 2017

		Interest Rates			NHPI, Total, Calgary CMA 2016.12 =100	CPI, 2002 =100	Calgary Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2016	January	561	3.14	4.64	100.7	134.3	790	7.6	72.3	1,124
	February	561	3.14	4.64	100.2	134.4	790	8.5	73.0	1,124
	March	561	3.14	4.64	100.2	135.5	802	8.9	73.6	1,141
	April	561	3.14	4.64	100.2	135.5	803	8.8	73.4	1,153
	May	561	3.14	4.64	100.4	135.9	801	8.6	72.9	1,162
	June	561	3.14	4.64	99.8	136.6	795	8.8	72.5	1,154
	July	567	3.14	4.74	99.9	135.9	796	9.0	72.6	1,147
	August	567	3.14	4.74	99.9	136.3	790	9.3	72.9	1,137
	September	561	3.14	4.64	99.6	135.7	802	9.6	73.5	1,135
	October	561	3.14	4.64	99.5	136.3	805	10.1	74.1	1,126
	November	561	3.14	4.64	99.8	135.4	810	10.2	74.6	1,127
	December	561	3.14	4.64	100.0	135.3	816	10.1	75.0	1,134
2017	January	561	3.14	4.64	99.9	137.4	818	9.8	74.9	1,134
	February	561	3.14	4.64	99.7	137.2	819	9.4	74.6	1,146
	March	561	3.14	4.64	99.7	137.3	820	9.3	74.4	1,148
	April	561	3.14	4.64	99.9	137.9	823	9.3	74.6	1,162
	May	561	3.14	4.64	99.5	137.8	828	9.3	75.0	1,155
	June	561	3.14	4.64	99.5	137.5	834	8.9	75.0	1,142
	July	573	3.14	4.84	100.3	137.7	838	8.5	74.9	1,135
	August	573	3.14	4.84	100.4	138.0	837	8.5	74.8	1,129
	September	575	3.09	4.89	100.3	137.6	834	8.5	74.4	1,135
	October	581	3.24	4.99		138.2	829	8.3	73.7	1,142
	November									
	December									

*P & I means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

*NHPI means New Housing Price Index

*CPI means Consumer Price Index

*SA means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES

A **"Single-Detached"** dwelling (also referred to as **"Single"**) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A **"Semi-Detached (Double)"** dwelling (also referred to as **"Semi"**) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A **"Row (Townhouse)"** dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term **"Apartment and other"** includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET

The **"intended market"** is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a population centre (known as the core). A CMA must have a total population of at least 100,000 of which 50,000 or more must live in the core based on adjusted data from the previous Census of Population Program. A CA must have a core population of at least 10,000 also based on data from the previous Census of Population Program. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the core, as measured by commuting flows derived from data on place of work from the previous Census Program.

A **"Rural"** area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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